



# Paradise Town Advisory Board

July 26, 2016

## MINUTES

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Board Members:	John S. Williams – Chair – <b>PRESENT</b> Robert Orgill – Vice Chair – <b>PRESENT</b> Susan Philipp – <b>EXCUSED</b>	Bart Donovan – <b>PRESENT</b> Roger Smith – <b>PRESENT</b>
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

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I. Call to Order, Pledge of Allegiance, Roll Call,(see above)

Rob Kaminski – Comprehensive Planning  
Jason Allswang – Code Enforcement Administrator  
Jimmy Marlett – County Surveyor  
Blanca Vazquez – Town Liaison  
Cyndi Moody- Administrative Specialist

II. Public Comment

None

III. Approval of July 12, 2016 Minutes

**Moved by: Donovan**  
**Action: Approved minutes as submitted**  
**Vote: 4-0/ Unanimous**

Approval of Agenda for July 12, 2016

**Moved by: Orgill**  
**Action: Approve agenda as submitted with exception of Item 8 being held at the applicant's request until the August 9, 2016 meeting**  
**Vote: 4-0/Unanimous**

IV. Informational Items

Jason Allswang gave a report regarding the use of storage and dumpsters in residential areas.

V. Planning & Zoning

1. **WS-0462-14 (ET-0094-16) – FERNANDEZ, AMELIA HERNANDEZ, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to reduce setbacks for a proposed addition to an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) (AE-60) Zone. Generally located on the west side of Barbara Way and the north side of Hacienda Avenue within Paradise. MBS/jvm/ml (For possible action) **PC 8/16/16**

**MOVED BY- Orgill**  
**APPROVED – Subject to staff conditions**  
**VOTE: 4-0/ Unanimous**

2. **WS-0456-14 (ET-0100-16) – HEIVA HOLDINGS USA, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence the waiver of the requirement for streetlights along Pecos Road in conjunction with a single family residential development on 12.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. MBS/co/ml (For possible action) **PC 8/16/16**

**MOVED BY- Donovan**  
**APPROVED – Subject to staff conditions**  
**VOTE: 4-0/Unanimous**

3. **UC-0453-16 - 3110 PONDEROSA, LLC:**  
**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with a private recreational facility (shooting range) on 1.2 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ponderosa Way within Paradise. SS/pb/ml (For possible action) **PC 8/16/16**

**MOVED BY- Williams**  
**APPROVED- 1 year review as public hearing**  
**Subject to all other staff conditions**  
**VOTE: 4-0/Unanimous**

4. **UC-0472-16 – DENTAL SUITES 4448, LLC:**  
**USE PERMIT** to allow a minor training facility (dental assistant training) in an existing office building within an office complex on a portion of 4.4 acres in a C-P (Office & Professional) Zone in the MUD-4 Overlay District. Generally located 200 feet east of Eastern Avenue, 300 feet north side of Harmon Avenue within Paradise. CG/dg/ml (For possible action) **PC 8/16/16**

**MOVED BY- Orgill**  
**APPROVED- Subject to staff conditions**  
**VOTE: 4-0/Unanimous**

5. **VS-0450-16 – CLARK COUNTY TREASURER, ET AL:**  
**VACATE AND ABANDON** a portion of right-of-way being Reno Avenue located between U.S. 95 and Palm Street within Paradise (description on file). MBS/co/ml (For possible action) **PC 8/16/16**

**MOVED BY- Smith**  
**APPROVED- Subject to staff conditions**  
**VOTE: 4-0/Unanimous**

6. **VS-0451-16 – KEFALAS, KENNETH A. & DEBBIE A.:**

**VACATE AND ABANDON** easements of interest to Clark County located between Arville Street (alignment) and Hinson Street, and between Post Road and Sobb Avenue (alignment) within Paradise (description on file). SS/co/ml (For possible action )

**PC 8/16/16**

**MOVED BY- Orgill**

**APPROVED- Subject to staff conditions**

**VOTE: 4-0/Unanimous**

7. **WS-0447-16 – NOYCORP 3546, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate parking lot landscaping.

**DESIGN REVIEW** for a metal building addition and expansion of a parking lot in conjunction with an existing office/warehouse building on 2.3 acres in an M-1 (Light Manufacturing) Zone within the MUD-1 Overlay District. Generally located on the east side of Procyon Street, 200 feet south of Spring Mountain Road within Paradise. SB/rk/ml (For possible action)

**PC 8/16/16**

**MOVED BY- Donovan**

**APPROVED- Subject to staff conditions**

**VOTE: 4-0/Unanimous**

8. **WS-0455-16 – PANTLE, CORRY BRIAN:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced setbacks for an existing addition (game room & enclosed patio cover); and 2) reduced setback from a right-of-way for an existing shed in conjunction with an existing single family residence on 0.2 acres in a R-2 (Medium Density Residential) Zone. Generally located on the west side of Birch Creek Circle and the south side of White Drive within Paradise. SS/pb/ml (For possible action)

**PC 8/16/16**

**ITEM HELD PER APPLICANT**

**RETURN TO THE 8/9/16 TAB**

9. **UC-1188-04 (AR-0098-16) – CLARK COUNTY TREASURER:**

**USE PERMIT THIRD APPLICATION FOR REVIEW** of a massage establishment located within an existing retail center on 0.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Tropicana Avenue, 750 feet west of Spencer Street within Paradise. MBS/co/ml (For possible action)

**BCC 8/17/16**

**MOVED BY- Williams**

**APPROVED- 2 year review as public hearing**

**Subject to staff conditions**

**VOTE: 4-0/Unanimous**

10. **ZC-0183-16 (ET-0101-16) – GIPSY, LLC:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 0.2 acres from R-2 (Medium Density Residential) (AE-65) Zone to C-2 (General Commercial) (AE-65) Zone for a parking lot in conjunction with an existing tavern.

**DESIGN REVIEW** for a parking lot on 0.9 acres. Generally located on the northwest corner of Naples Drive and Paradise Road within Paradise (description on file).

MBS/jvm/ml (For possible action)

**BCC 8/17/16**

**MOVED BY- Orgill**

**APPROVED- Subject to staff conditions**

**VOTE: 4-0/Unanimous**

11. **UC-0458-14 (ET-0102-16) – GIPSY, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to reduce the separation from an outside dining area (patio) to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow modified landscaping standards; **2)** increased wall height; and **3)** reduced parking.  
**DESIGN REVIEWS** for the following: **1)** an outside dining area (patio) with a pool; and **2)** freestanding sign in conjunction with an existing tavern and nightclub on 0.7 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the northwest corner of Paradise Road and Naples Drive within Paradise. MBS/jvm/ml (For possible action)  
**BCC 8/17/16**

**MOVED BY- Orgill**  
**APPROVED- Subject to staff conditions**  
**VOTE: 4-0/Unanimous**

12. **WS-0338-16 – EASTERN TWAIN, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping and screening requirements; **2)** reduced drive aisle width; **3)** cross access; and **4)** waive the architectural compatibility of the mechanical equipment screening.  
**WAIVER OF CONDITIONS** of a zone change (ZC-1799-96) requiring commercial driveways.  
**DESIGN REVIEW** to convert a single family residence into an office building on 0.3 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Eastern Avenue, 500 feet north of Twain Avenue (alignment) within Paradise. CG/dg/ml (For possible action)  
**BCC 8/17/16**

**MOVED BY- Williams**  
**APPROVED- Approve Waivers of Development Standards No. 4 and allow wood slate screening to be used and add some landscaping to the front of the building; subject to all other staff conditions.**  
**VOTE: 4-0/Unanimous**

VI. General Business  
None

VII. Public Comment  
None

VIII. Next Meeting Date

The next regular meeting will be August 9, 2016

IX. Adjournment

The meeting was adjourned at 8:47 p.m.